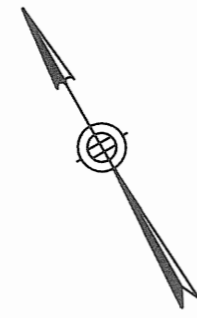


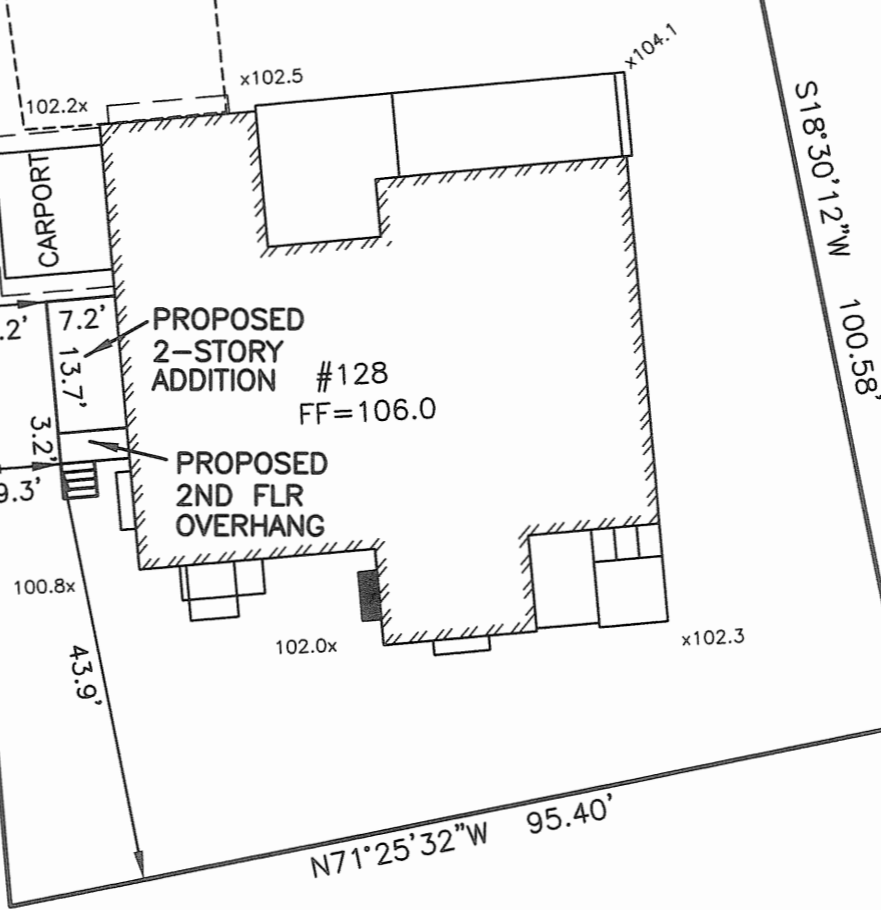
GIBBS STREET



S62°49'30"E 83.67'

LOT 5A
9,555 S.F.±

ROOF OVERHANG



ZONING INFORMATION

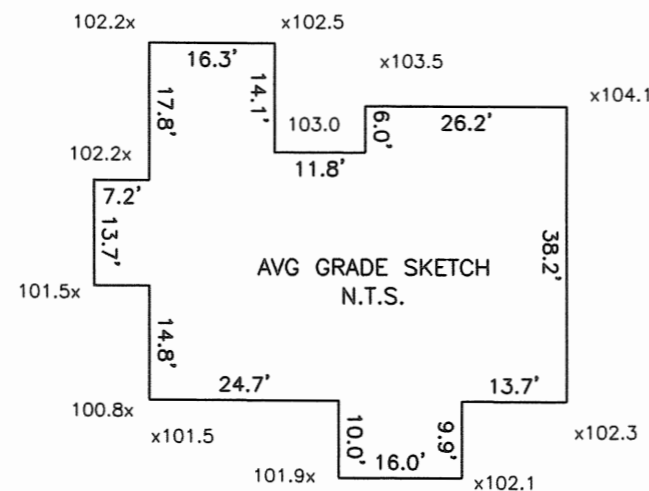
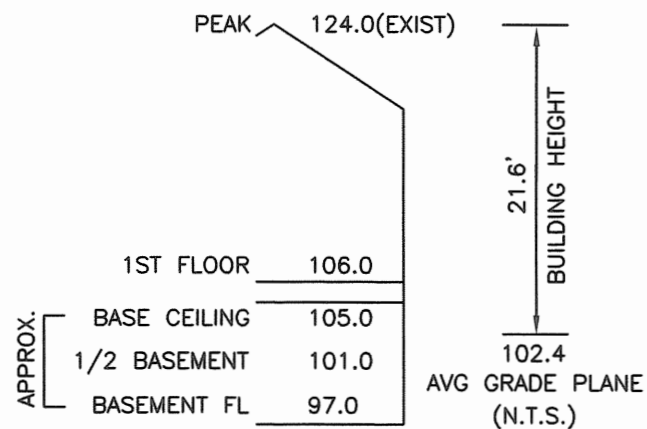
ZONE: SR-2
 PLAN DATED: MARCH 5, 1980
 DEED REFERENCE: BOOK 74264 PAGE 28

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	2,673 S.F.	2,794 S.F.	
STRUCTURES	2,975 S.F.	3,096 S.F.	
DRIVE	718 S.F. ±	718 S.F. ±	
	3,693 S.F. ±	3,814 S.F. ±	
LOT COVERAGE	27.9%	29.2%	(20% MAX.)
OPEN SPACE	61% ±	60% ±	(65% MIN.)

ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.
 AREAS FOR F.A.R. CALCULATION PROVIDED BY ARCHITECT.

INCREASE TO IMPERVIOUS AREA = 121 S.F.

BUILDING HEIGHT CALCULATION



AVERAGE GRADE CALCULATION: [SEC 1.5.4(F)]

$$AVG = \frac{\sum[L(E1+E2)]}{2} / P$$

$$AVG = 25365.865 / 247.6 = 102.4$$

GRADES REFER TO LOWEST POINT WITHIN 6' OF BUILDING
 NOT INTENDED FOR F.A.R. CALCULATION

ESTABLISHED 1916

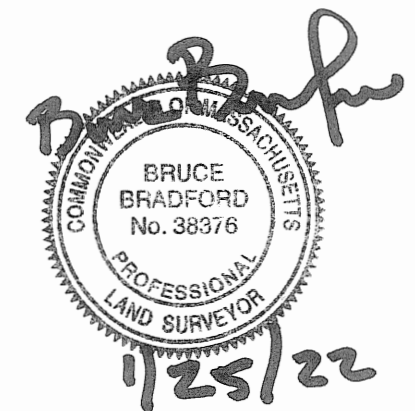


EVERETT M. BROOKS CO.

SURVEYORS & ENGINEERS

49 LEXINGTON STREET
 WEST NEWTON, MA 02465

(617) 527-8750
 info@everettbrooks.com



PLAN OF LAND IN NEWTON, MA

128 GIBBS STREET
 PROPOSED ADDITION

SCALE: 1 IN. = 20 FT.
 DATE: JANUARY 25, 2022
 DRAWN: LNS
 CHECK: BB

REVISIONS:

PROJECT NO. 26527